



Queens Drive, EN8 7PP
Waltham Cross





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Kings Group are delighted to offer this EXTENDED THREE BEDROOM SEMI DETACHED HOUSE, LOCATED WITHIN WALKING DISTANCE OF WALTHAM CROSS STATION.

As you approach this beautifully extended three-bedroom semi-detached home, you'll notice the spacious driveway at the front, providing ample parking for multiple vehicles. The exterior is well-presented, with a welcoming entrance leading into the property.

Upon stepping inside, you're greeted by a bright and airy hallway. To your right, there's a spacious lounge with a large front-facing window that allows plenty of natural light to flood the room, creating a warm and inviting atmosphere. Moving towards the rear, you'll find a separate dining room, perfect for family meals or entertaining guests, with doors opening onto the expansive rear garden. Adjacent to the dining room is a well-appointed kitchen, which benefits from an extension, offering additional space for cooking and storage. A separate utility room provides extra convenience, ideal for laundry and additional appliances. Also on the ground floor is a handy downstairs WC.

Heading upstairs, the property boasts three well-proportioned bedrooms, including a generous master bedroom, a second spacious double, and a comfortable third bedroom, perfect as a child's room, guest space, or home office. The family bathroom is modern and stylish, catering to all needs.

Outside, the rear garden is impressively large, offering a fantastic outdoor space with a mix of lawn and patio areas—ideal for relaxation, outdoor dining, or play. To the rear of the garden, there is a garage, providing additional storage or secure parking. This extended home offers an excellent balance of space, functionality, and outdoor living, making it an ideal choice for families or those looking for extra room to grow.

£530,000



- **THREE BEDROOM SEMI DETACHED HOUSE**
- **EXTENDED**
- **DRIVEWAY AND GARAGE**
- **UTILITY ROOM**
- **NEAR POPULAR SCHOOLS**

- **FREEHOLD**
- **LARGE REAR GARDEN**
- **IDEAL FAMILY HOME**
- **CLOSE TO WALTHAM CROSS STATION**
- **EASY ACCESS TO A10 AND M25**

Location

Queens Drive is surrounded by everything a homeowner needs in a new home. With Waltham Cross shopping centre being close by there is a wide range of shops to choose from in the town centre and in the Pavillions Shopping Centre ranging from local high street shops, popular restaurants, supermarkets, banks, cafes and many more high street shops and businesses. A new owner would struggle to find a better situated property for day-to-day life needs. With the property being close to the town centre not only does it have local shops nearby, you will also benefit from being within walking distance of local gyms, Lea Valley Park and Lea Valley White Water Rafting Centre, local GP's and many other local amenities.

Travel Links

Queens Drive also offers fantastic commuter links with Waltham Cross Station being under a 15-minute walk away. There are regular services to London Liverpool Street via Tottenham Hale in under 30 minutes and Greater Anglia Service trains to destinations like Cambridge, Stansted Airport, and Hertford East.

Local Schools

With the property being ideal for first time buyers and families, local schools may be an important criteria in your search. In addition the above that Queens Drive has to offer, you also have some of the area's most sought after and popular schools such as Holdbrook Primary School and Nursery, Four Swannes Primary School, Oasis Academy Enfield, Keys Meadow Primary School, Keys Meadow Primary School and many more all within walking distance or a short drive away.

Council Tax Band - C

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Low, Surface Water: Very Low





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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Ground Floor

First Floor

Queens Drive

Approximate Gross Internal Floor Area : 105.0 sq m / 1130.21 sq ft
(Excluding Garage & Shed)

Garage & Shed Area : 33.10 sq m / 356.28 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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